

The Corporation of the City of Owen Sound

By-law No. 2019-199

A By-law to establish Development Charges for the City of Owen Sound

WHEREAS the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services; and

WHEREAS on October 7, 2019, the Council of the Corporation of the City of Owen Sound (the "City") passed Resolution No. S-191007-002 directing Hemson Consulting Ltd. to prepare a development charges background study pursuant to section 10 of the Act in consideration of staff report CR-19-111; and

WHEREAS a development charge background study was completed on October 16, 2019 in accordance with the section 10 of the Act; and

WHEREAS copies of the said background study were made available to the public on October 16, 2019 and copies of the proposed development charges by-law were made available to the public on November 4, 2019 in accordance with section 12 of the Act;

WHEREAS on November 18, 2019, City Council held a public meeting pursuant to section 12 of the Act; and

WHEREAS City Council heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at the said public meeting held on November 18, 2019; and

WHEREAS City Council has given consideration of the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area specific development charges, and has determined that for the services, and associated infrastructure proposed to be funded by development charges under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide uniform basis with the exception of Wastewater Services in the Sydenham Heights Planning Area; and

WHEREAS on December 2, 2019, City Council passed Resolution No. R-191202-009 directing staff to bring forward a by-law to levy development charges with an \$8,000 cap, in consideration of staff report CR-19-140;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF OWEN SOUND HEREBY ENACTS AS FOLLOWS:

1. **DEFINITIONS**

1.1 **Act** means the *Development Charges Act, 1997* as amended from time to time and includes the Regulations passed under the Act, as amended from time to time.

1.2 In this by-law:

1.2.1 All words and phrases used in this by-law that have been defined in the Act shall have the same meaning as those words and phrases in the Act;

1.2.2 Where the *Development Charges Act* does not specify a definition, the following definitions shall apply to the extent that they are not in conflict with the definitions in the Act;

- 1.3 **Apartment Dwelling** means any dwelling unit within a building containing more than three dwelling units where the units are connected by an interior corridor;
- 1.4 **Board Of Education** means a board of education, public school board, secondary school board, Catholic school board or Protestant school board;
- 1.5 **Building Or Structure** means a structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, but does not include an air-supported structure and an exterior storage tank;
- 1.6 **Building Code Act** means the *Building Code Act*, S.O. 1992, chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended;
- 1.7 **Building Permit** means a Permit issued in accordance with the *Building Code Act*;
- 1.8 **Commercial Use** means any non-residential development not defined under "institutional" or "industrial";
- 1.9 **City** means The Corporation of the City of Owen Sound;
- 1.10 **Council** means the Council of the City;
- 1.11 **County** means The County of Grey;
- 1.12 **Detached Dwelling** means a completely detached residential building containing only one dwelling unit;
- 1.13 **Development** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the Total Floor Area, and includes Redevelopment;
- 1.14 **Development Charge** means a charge imposed pursuant to this by-law;
- 1.15 **Duplex** means a building that is divided horizontally into two dwelling units each of which has an independent entrance either directly or through a common vestibule;
- 1.16 **Dwelling Unit** means one or more habitable rooms designed or intended to be used together as a single and separate house-keeping unit by one person or jointly by two or more persons containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself;
- 1.17 **Industrial Use** means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- 1.18 **Institutional Use** means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, without limiting the generality of the foregoing, places of worship, medical clinics, and special care facilities;
- 1.19 **Multiple Dwelling** means residential buildings not including single detached dwellings, semi-detached dwellings or apartment dwellings;

- 1.20 **Non-profit housing** means housing which is or is intended to be offered primarily to persons or families of low income on a leasehold or co-operative basis and which is owned or operated by i) a non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or ii) a non-profit housing co-operative having the same meaning as in the Co-operative Corporations Act, R.S.O. 1990, c.C.35, as amended;
- 1.21 **Non-Residential Uses** means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use and would include commercial, industrial and institutional uses;
- 1.22 **Owner** means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- 1.23 **Redevelopment** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;
- 1.24 **Rental Housing Development** means construction, erection or placing of one or more buildings or structures for or the making of an addition or alteration to a building or structure for residential purposes with four or more self-contained units that are intended for use as rented residential premises;
- 1.25 **Residential Uses** means land, buildings or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;
- 1.26 **Services** means services designated in this by-law including Schedule A to this by-law or in agreement with section 2 (4) of the Act, or both;
- 1.27 **Semi-Detached Dwelling** means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- 1.28 **Temporary Building Or Structure** means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight months;
- 1.29 **Total Floor Area** means the sum total of all the areas of the floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or room the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:
- 1.29.1 includes the floor area of a mezzanine and air-supported structure and the space occupied by interior wall partitions; and
- 1.29.2 excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles, and;
- 1.29.3 where a building does not have any walls, the total floor area shall

be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure;

- 1.30 **Townhouse** means a residential dwelling unit attached to other units by a common sidewall, where the number of attached units is no less than three and no greater than eight;
- 1.31 the reference to any statute or regulation in this by-law includes not only the statute or regulation itself, but also any statute or regulation that replaces it in the future; and
- 1.32 the reference to any section or subsection of any statute or regulation in this by-law includes not only the section or subsection itself but also the equivalent section or subsection in any statute or regulation that replaces it, as amended from time to time.

2. IMPOSITION OF DEVELOPMENT CHARGES

- 2.1 A development charge shall be paid in respect of all development, as provided in this by-law.

3. APPLICATION OF THIS BY-LAW

- 3.1 This by-law shall apply to all lands within The Corporation of the City of Owen Sound.
- 3.2 No land, except land owned by and used for the purposes of a municipality or a board as defined in subsection 1 (1) of the Education Act, is exempt from a development charge by reason only that it is exempt from taxation under section 3 of the Assessment Act.
- 3.3 Nothing in this by-law prevents the approval authority or Council, as the case may be, from requiring, as a condition of an agreement under the Planning Act, SS. 51 or 53, that the owner at his or her own expense shall install or pay for local services as the approval authority or Council may require.

4. CALCULATION OF DEVELOPMENT CHARGES - GENERAL

- 4.1 Development charges shall be calculated in accordance with Schedule "B", Schedule "C", Schedule "D", Schedule "E", and Schedule "F".

5. INDEXING OF THE DEVELOPMENT CHARGE

- 5.1 Development charges may be adjusted, without amendment to this by-law annually on the anniversary date of this by-law, commencing, one year from the in force date of this by-law, in accordance with the Act.

6. CALCULATION OF DEVELOPMENT CHARGES - RESIDENTIAL

- 6.1 Development charges shall apply to each dwelling unit in every development, whether single-use or mixed-use.
- 6.2 Where development is proposed on a lot of record that has not been created by consent or plan of subdivision since 2000, the calculated development charge shall not include a charge for roads, growth studies, and sewer and water.
- 6.3 Where a Community Improvement Plan is in effect, Council may enter into agreements with a developer to reduce or waive development charges in accordance with section 11 of this by-law.

- 6.4 No development charges are payable in the following cases:
- 6.4.1 where an existing dwelling is enlarged renovated or repaired;
 - 6.4.2 where a maximum of two additional dwelling units are being created within an existing single detached dwelling;
 - 6.4.3 where a maximum of one additional dwelling unit is being created in a semi-detached or townhouse, provided the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building;
 - 6.4.4 where a maximum of one additional dwelling unit is being created in any other residential class of building, provided the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building; and
 - 6.4.5 where a dwelling unit that existed and was used on the lands within 36 months of the enactment of this by-law is being replaced.

7. CALCULATION OF DEVELOPMENT CHARGES - NON- RESIDENTIAL

- 7.1 If the development is the enlargement of the gross floor area of an existing industrial, commercial or institutional building and the gross floor area is enlarged by 50% or less, there shall be no development charge.
- 7.2 If the development is the enlargement of the gross floor area of an existing industrial, commercial or institutional building and the gross floor area is enlarged by more than 50%, the amount of the development charge shall be based on the size of the enlargement that exceeds the exemption outlined in paragraph 7.1 above.
- 7.3 Where a Community Improvement Plan is in effect, Council may enter into agreements with a developer to reduce or waive development charges in accordance with section 11 of this by-law.

8. EXEMPT BUILDINGS

- 8.1 No Development Charge shall be imposed with respect to:
 - 8.1.1 Non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge;
 - 8.1.2 Buildings owned and used by the City, County of Grey or any Board of Education used for school purposes shall be exempt from the Development Charge;
 - 8.1.3 Temporary buildings where the owner has completed an agreement with the City specifying the owner's obligation to remove the building;
 - 8.1.4 Places of worship for religious uses that are exempt from Provincial taxes pursuant to the Provincial Land Tax Act RSO 1990, cP32 as amended;
 - 8.1.5 A new industrial building or structure or the enlargement of an existing industrial building or structure;
 - 8.1.6 Residential units constructed by the County of Grey, Owen Sound Non Profit Housing, Habitat for Humanity and any other Non Profit Housing organization approved by Council; and
 - 8.1.7 Rental Housing Developments.

9. REDEVELOPMENT

- 9.1 In accordance with subsections 9.1, 9.2, and 9.3, where there is a redevelopment, conversion, demolition or change of use of a building or structure or part thereof, the development charges payable by the new or proposed development shall be credited by the amount to which the previous use of the building or structure was subject to development charges at the time this by-law was passed.
- 9.2 A credit shall not be warranted where a building or structure or part thereof was demolished and no building permit has been issued within 5 years from the date of issuance of the demolition permit.
- 9.3 The credit with respect to a redevelopment, conversion, demolition, or change of use of a building or structure or part thereof shall not exceed the amount of the development charges payable with respect to new or proposed development.
- 9.4 No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from development charges in accordance with this by-law.

10. PAYMENT OF DEVELOPMENT CHARGES

- 10.1 Except as otherwise provided in this by-law, development charges shall be calculated and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 10.2 Except as otherwise provided in this by-law, a building permit shall not be issued until the development charge has been paid in full.

11. WRITTEN AGREEMENTS WITH THE CITY

- 11.1 Pursuant to the provisions of the Act, Council may enter into written agreements in regard to all matters authorized by the Act and general law.
- 11.2 The applicable provisions of this by-law may be varied in individual instances by the written agreements, as permitted by the Act.
- 11.3 Council has the power to enter into agreements to reduce or waive development charges that are payable under the Act and this by-law.
- 11.4 Agreements may give credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law. The credit shall not exceed the service standard used in the calculation of the development charge, and no credit shall be charged to any development charges reserve fund prescribed in this by-law or exceed the proportion of the development charge related to that service, payable by the owner to the municipality.
- 11.5 Agreements may provide for all or any part of a development charge to be paid before or after it would otherwise be payable.
- 11.6 Front-ending agreements entered into under the provisions of s. 44 of the Act shall be deemed to be agreements under this section.
- 11.7 This by-law shall prevail over any previous agreements between a property owner and the City with respect to the payment of impost fees, lot levies or development charges. However, where fees or charges have been paid for services included in this by-law pursuant to an agreement that was registered on the title of the lands prior to the passing of this by-law, the City shall apply that fee as a credit against the applicable Development

Charge.

12. ADMINISTRATION

12.1 A certified copy of this by-law may be registered on title to any land to which the by-law applies.

12.2 This by-law shall be administered by the Treasurer of the City.

13. RESERVE FUNDS

13.1 Monies received from payment of development charges shall be maintained in a separate reserve fund, and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.

13.2 Where any development charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll and shall be collected as taxes. Where any unpaid development charges are collected as taxes, the monies so collected shall be credited to the development charge reserve fund.

13.3 The Treasurer of the City shall, in each year, furnish to Council, a statement in respect of the reserve fund established hereunder for the prior year.

14. REFUNDS

14.1 Where this by-law or any development charge prescribed hereunder is amended or repealed either by order of the Local Planning Appeal Tribunal or by Council, the City shall forthwith pay the appropriate refund, calculated in accordance with the Act and Regulations passed under the Act.

15. SCHEDULES

15.1 The following schedules to this by-law form an integral part of this by-law;

15.1.1 Schedule "A" – Designated Municipal Services under this By-law;

15.1.2 Schedule "B" – City-Wide Development Charges for Discounted Services;

15.1.3 Schedule "C" – City-Wide Development Charges for Non-Discounted Services;

15.1.4 Schedule "D" – Area Specific Development Charges for the Sydenham Heights Development Area; and

15.1.5 Schedule "E" – Map of the Sydenham Heights Development Area.

16. GENERAL

16.1 This by-law comes into full force and effect upon the final passing thereof.

16.2 Unless repealed earlier, or unless the term of the by-law is extended by legislation, this by-law expires on March 1, 2024.

16.3 Upon this by-law coming into force, By-law No. 2015-080 is repealed.

16.4 Where in this by-law the context so requires, words in the singular include the plural and words in the plural include the singular, and words importing the masculine gender include feminine and neuter gender.

16.5 Any portion of this by-law found to be invalid shall be severed, and the balance of the by-law shall be deemed to be valid and enforceable and shall

be construed without reference to the invalid portions.

- 16.6 If any provisions of this By-law conflicts with the Act and its regulations as a result of amendments pursuant to the More Homes, More Choice Act, 2019, then the Act and its regulations shall prevail as necessary.
- 16.7 For greater certainty, a conflict shall not apply pursuant to subsection 16.6 where a provision in this By-law is allowed to remain in effect for a prescribed period of time pursuant to the Act or its regulations as amended by the More Homes, More Choice Act, 2019.
- 16.8 This by-law shall be known as the "Development Charges By-law".

FINALLY PASSED AND ENACTED this 16th day of December, 2019.

Signature on file _____
Mayor Ian C. Boddy

Signature on file _____
Briana M. Bloomfield, Deputy Clerk

Schedule A - Designated Municipal Services under this By-law

Schedule B: Discounted City-Wide Services

- Indoor Recreation Services

Schedule C: Non-Discounted City-Wide Services

- Roads and Related
- Stormwater Drainage and Control Services
- Wastewater Services
- Water Services

Schedule D: Sydenham Heights Area-Specific Services

- Water and Wastewater Services

Schedule B – City-Wide Development Charges for Discounted Services¹

Discounted Services	Charge By Unit Type			Non-Residential Charge per sq.m
	Single & Semi-Detached	Other Multiples	Apartments	
Indoor Recreation Services	\$3,700	\$2,878	\$2,275	\$0.00
TOTAL DISCOUNTED SERVICES CHARGE	\$3,700	\$2,878	\$2,275	\$0.00

¹ This schedule will no longer be in effect from the earlier of: the date council passes a Community Benefits Charges by-law or January 1, 2021.

Schedule C – City-Wide Development Charges for Non-Discounted Services

Non-Discounted Services	Charge By Unit Type			Non-Residential Charge per sq.m
	Single & Semi-Detached	Other Multiples	Apartments	
Roads and Related Services	\$2,096	\$1,630	\$1,289	\$14.16
Stormwater Drainage and Control	\$34	\$27	\$21	\$0.23
Wastewater Services	\$918	\$714	\$564	\$8.18
Water Services	\$1,252	\$974	\$770	\$8.47
TOTAL NON-DISCOUNTED SERVICES CHARGE	\$4,300	\$3,344	\$2,644	\$30.81

Schedule D – Area Specific Development Charges for the
Sydenham Heights Development Area

Service	Charge By Unit Type			Non-Residential Charge per Square Metre
	Single & Semi-Detached	Other Multiples	Apartments	
Water and Wastewater Services	\$1,173	\$912	\$721	\$8.23
Total Area-Specific Charge	\$1,173	\$912	\$721	\$8.23

Schedule E - Map of Sydenham Heights Development Area

